

This instrument was prepared by:

Brobston & Brobston, P. C.  
304 North 18th Street  
Bessemer, AL 35020

Send Tax Notice To:

Pat Hammonds  
1805 Oak Tree Lane  
Adger, Alabama 35006

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )  
JEFFERSON COUNTY )

That in consideration of FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RUBY NELL STONE, a married woman, PATSY ANNE HAMMONDS, a married woman, individually and as Executrix of the Estate of Anadel Thomas, deceased, REGINA E. HICKS, a married woman, CINDY UPTON a married woman, and NANETTE WALDEN, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto PAT HAMMONDS and husband, KENNETH HAMMONDS, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East; thence run North along the East line of said 1/4-1/4 section for 655.2 feet to the North line of the S 1/2 of said SW 1/4 of the NE 1/4; thence turn left an angle of 93 degrees 29 minutes and run westerly for a distance of 110.22 feet for point of beginning, being on the Northwest right of way boundary of a County Road; continue Westerly along the North boundary of said S 1/2 of SW 1/4 of NE 1/4 a distance of 492.01 feet; thence turn an angle of 118 degrees 28 minutes to the left and run Southeasterly a distance of 390.18 feet to the Northwest right of way of said County Road; thence turn an angle of 96 degrees 47 minutes to the left to the tangent of a curve turning to the left, said curve having a central angle of 25 degrees and a radius of 1025.85 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 464.69 feet to the point of beginning. Said tract of land being in the S 1/2 of SW 1/4 of NW 1/4, Section 13 Township 24 North, Range 15 East, Shelby County, Alabama.

Exceptions:

1. General, special and ad valorem taxes for the current year and subsequent years.

The property herein conveyed is not the homestead nor homeplace of the grantors herein nor their spouses.

SOURCE OF TITLE:

The above described property is that same parcel of property as recorded at Book 277, Page 525 and Book 266, Page 833, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of

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such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 19<sup>th</sup> day of July, 1994.

\_\_\_\_\_(SEAL) Ruby Nell Stone (SEAL)  
RUBY NELL STONE

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that RUBY NELL STONE, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19<sup>th</sup> day of July, 1994.

Carol E. Rosey  
Notary Public

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15<sup>th</sup> day of July, 1994.

\_\_\_\_\_(SEAL) Regina E. Hicks (SEAL)  
REGINA E. HICKS

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that REGINIA E. HICKS, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15<sup>th</sup> day of July, 1994.

Andie C. Chapin  
Notary Public

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 24<sup>th</sup> day of July, 1994.

\_\_\_\_\_(SEAL) Nanette Walden (SEAL)  
NANETTE WALDEN

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that NANETTE WALDEN, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of July, 1994.

Ruby Gilbert  
Notary Public

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15th day of July, 1994.

\_\_\_\_\_  
(SEAL) Cindy Upton (SEAL)  
CINDY UPTON

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that CINDY UPTON, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of July, 1994.

Carol E. Bosay  
Notary Public

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 26th day of July, 1994.

\_\_\_\_\_  
(SEAL) Patsy Anne Hammonds (SEAL)  
PATSY ANNE HAMMONDS,  
individually and as Executrix  
of the Estate of Anadel Thomas,  
deceased.

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that PATSY ANNE HAMMONDS, individually and as Executrix of the Estate of Anadel Thomas, deceased, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date in her capacity and as Executrix of the Estate of Anadel Thomas, deceased.

Given under my hand and seal this 26th day of July, 1994.

Ruby Gilbert  
Notary Public  
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